

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

June 25, 2015

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, June 30th, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 23rd, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Section 31 Review pursuant to NJSA 40:55D-31 for the closure of Newark Avenue for a Pedestrian Mall. **Testimony taken along with a presentation.**
9. Review and discussion of City Hall Study Report, titled " Report Concerning the Determination of the City Hall Study Area as a " Non-Condemnation Area in Need of Redevelopment". **Approved and recommended to City Council for Adoption.**
10. Case: P15-018 Minor Site Plan Signage
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Morgan Street
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
CARRIED TO THE JULY 21, 2015 MEETING
11. Case: P15-033 Minor Subdivision
Applicant: 26 Logan Ave JC LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 26 Logan Ave
Block: 10402 Lot: 2
Zone: R-1 One and Two Family Homes
Description: Subdivision of one lot into three.
Decision: Approved.
12. Case: P15-034 Minor Subdivision
Applicant: 140-148 Logan Ave JC LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 140 Logan Ave
Block: 10202 Lot: 3
Zone: Sip Avenue Gateway Redevelopment Plan
Description: Subdivision of one lot into three.
Decision: Approved.
13. Case: P15-012 Minor Subdivision
Applicant: 180 Baldwin Avenue LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 180 Baldwin Avenue
Block: 10901 Lot: 64, 65, 66, 67
Zone: Journal Square 2060 Redevelopment Plan
Description: Reconfiguration of 4 lots into 2.
Decision: Approved.
14. Case: P15-013 Preliminary and Final Major Site Plan (Phase 1)
Preliminary Major Site Plan only (Phase 2)
Applicant: 180 Baldwin Avenue LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 180 Baldwin Avenue
Block: 10901 Lot: 64, 65, 66, 67
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 4 building mixed use complex, two at 7 stories and two at 25 stories, totaling 980 residential units, 490 parking spaces, ground floor retail, and public plazas and promenade.
Decision: Approved.
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with /Deviations # P 14-002 submitted by Holland Park 329, LLC (286 Coles Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-028 submitted by COA 99 Hudson, LLC (108 Greene St. aka 99 Hudson St.)
 3. Resolution of the Planning Board of the City of Jersey City Approving Colgate Master Plan Amendment XIII, for Site 5, Block 14507, Lot 1 located within the Colgate Redevelopment Plan.
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviation for Phase 1 and Preliminary Site Plan with Deviations for Phase 2 # P15-011 submitted by 207 Van Vorst Street Realty Co., LLC (193-201-213 Van Vorst Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan with "c" variance # P15-008 submitted by 415 Monmouth Group, LLC (415 Monmouth Street).
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD